

Appendix 4J – Volume 4: Retirement Village Rules Assessment

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National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health

| Regulation | Compliance | Comment |
|---|----------------------------|--|
| 9 Controlled Activities | | |
| Removing or replacing fuel storage system, sampling soil, or disturbing soil | | |
| <p>(1) If a requirement described in any of regulation 8(1) to (3) is not met, the activity is a controlled activity while the following requirements are met:</p> <ul style="list-style-type: none"> (a) a detailed site investigation of the piece of land must exist: (b) the report on the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7: (c) the consent authority must have the report: (d) conditions arising from the application of subclause (2), if there are any, must be complied with. | Controlled Activity | <p>The site is considered to be a piece of land under Regulation 5(7) of the NES:CS as HAIL A10 is considered likely to have occurred at the site. Heavy metal concentrations in soil samples were above the predicted background soil concentrations, but below NES:CS SCS concentrations. Therefore, a controlled activity consent under Regulation 9(1) of the NESCS is required.</p> |

Waikato Regional Plan

Chapter 3 – Water Module

| Rule | Compliance | Comment |
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| 3.3 Water Takes | | |
| <p>3.3.4.12 Permitted Activity Rule – Supplementary Groundwater Takes</p> <p>In addition to the taking of groundwater as allowed by s14(3)(b) of the RMA</p> <ol style="list-style-type: none"> 1. The taking of up to 1.5 cubic metres per day on sites equal to or less than one hectare; or 2. The taking of up to 1.5 cubic metres per day on sites where the well is within 600 metres of the coastal marine area; or 3. The taking of up to 15 cubic metres of groundwater per day on all other sites <p>by means of a well is a permitted activity subject to the following conditions:</p> <ol style="list-style-type: none"> (a) The take(s) shall be within a single site. (b) The site of the activity shall not be within 100 metres of a Significant Geothermal Feature except for those features that are Recent Sinter or Hydrothermal Eruption Craters containing no geothermal pools or discharging geothermal features in which case the take shall not be located within 20 metres of the feature. (c) The activity shall not result in salt water intrusion or any other contamination of the aquifer. <p>The total of all takes from the aquifer does not exceed the Sustainable Yield if listed in Table 3-6.</p> | Does not comply | <p>As outlined in the Hydrogeology Assessment (refer Appendix 1N) and Infrastructure Report (refer Appendix 4D), a groundwater take of 336m³ per day is proposed which exceeds the permitted maximum of 15m³ per day on sites more than 1ha and outside the coastal marine area.</p> <p>The groundwater take therefore requires resource consent as a discretionary activity pursuant to Rule 3.3.4.24, addressed below.</p> |
| 3.3.4.13 Permitted Activity Rule – Supplementary Surface Water Takes | Not applicable | No surface water takes are proposed on the Retirement Village site. |
| 3.3.4.14 Permitted Activity Rule – Temporary Takes | Not applicable | The proposal is not for a temporary watertake. |

| Rule | Compliance | Comment |
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| <p>The taking of up to 150 cubic metres of water per day (calculated on a net take basis for surface water takes) for no more than five days per annum from any river or aquifer is a permitted activity subject to the following standards and terms:</p> <ul style="list-style-type: none"> (a) The net rate of the take, assessed in combination with all other authorised water takes, shall not exceed 100 percent of the primary allocable flows for catchments specified in Table 3-5. (b) For groundwater takes the well is not within 600 metres of the coastal marine area and the total rate of the take in combination with all other takes from the aquifer does not exceed the Sustainable Yield if listed in Table 3-6. (c) The intake structure shall comply with the screen and velocity standards as set out in the Water Management Class for that water body (see Chapter 3.2 of this Plan) and with the provisions in Rule 4.2.10.1 of this Plan. (d) This rule shall not apply when water restrictions are in place in accordance with Standard 3.3.4.27. <p>Written notice of the location, time and duration of take shall be provided to the Waikato Regional Council 10 working days before works commence.</p> | | |
| 3.3.4.15 Permitted Activity Rule – Well or Aquifer Testing | Not applicable | No well or aquifer testing is proposed as part of this consent. |
| <p>3.3.4.16 Controlled Activity Rule – Taking of Surface Water</p> <p>Except as permitted by Rules 3.3.4.13 and 3.3.4.14 of this Plan, the taking of surface water up to and including 70 percent of the allocable flow identified in Table 3-5 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> <ul style="list-style-type: none"> (a) The net rate of the take, assessed in combination with all other authorised water takes (all calculated on a net take basis), shall not exceed 70 percent of the primary allocable flows for catchments specified in Table 3-5 | Not applicable | <p>As a matter of conservatism, a surface water take is sought for the purpose of dust suppression during earthworks, as outlined in the Infrastructure Report and Construction Management Plan (refer Appendix 4E).</p> <p>Based on the Hydrogeology Assessment, included as Appendix 1N, it is considered that the catchment has sufficient allocation.</p> |

| Rule | Compliance | Comment |
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| (b) The water take location shall not be within a water body classified as Natural State Water on the Water Management Class Maps. (c) Where the take is for a domestic or municipal supply a water management plan which meets the requirements of Method 8.1.2.2 shall be provided. (d) All applications to take water under this rule shall be assessed on a net take basis | | For this reason, it is considered the activity meets the standards and terms, and therefore consent is sought as a Controlled Activity pursuant to Rule 3.3.4.16. |
| 3.3.4.17 Controlled Activity Rule – Taking of Surface Water for Cooling Water for the Huntly Power Station | Not applicable | Not relevant to proposal. |
| 3.3.4.18 Controlled Activity Rule – Replacing Authorised Taking of Surface Water for Domestic or Municipal Water Supply | Not applicable | No surface water takes for domestic or municipal supply proposed as part of this consent. |
| 3.3.4.19 Controlled Activity Rule – Taking of Surface Water for Existing Milk Cooling and Dairy Shed Wash Down | Not applicable | Not relevant to proposal. |
| 3.3.4.20 Controlled Activity Rule – Taking of Groundwater for Existing Milk Cooling and Dairy Shed Wash Down | Not applicable | Not relevant to proposal. |
| 3.3.4.21 Restricted Discretionary Activity Rule – The Taking of Surface Water | Not applicable | No surface water takes are proposed as part of this consent. |
| 3.3.4.22 Restricted Discretionary Activity Rule – Surface Water Harvesting | Not applicable | No surface water takes are proposed as part of this consent. |
| 3.3.4.23 Discretionary Activity Rule – Surface Water Takes | Not applicable | No surface water takes are proposed as part of this consent |
| 3.3.4.24 Discretionary Activity Rule – Groundwater Takes The taking of groundwater that, when assessed in combination with all other authorised takes from the same aquifer: <ol style="list-style-type: none"> Is a supplementary take, temporary take or well and aquifer testing take that does not comply with Rules 3.3.4.12, 3.3.4.14 or 3.3.4.15; or Is a non-qualifying s14(3)(b) take described by Policy 10 c); or | Discretionary Activity | The proposed groundwater take does not comply with Permitted Activity Rule 3.3.4.12 and is therefore not supplementary. The take additionally does not qualify under s14(3)(b), and the aquifer is not listed in Table 3-6. |

| Rule | Compliance | Comment |
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| 3. Does not exceed the Sustainable Yield if listed in Table 3-6; or 4. Is from an aquifer that is not listed in Table 3-6; or 5. Is for domestic or municipal supply takes where a water management plan is provided that meets the requirements of Method 8.1.2.2 of this Plan. is a discretionary activity (requiring resource consent) | | The proposed groundwater take is for a domestic or municipal supply, and a water management plan is included as Appendix 4M which is considered to meet the requirements of Method 8.1.2.2. |
| 3.3.4.25 Non-Complying Activity Rule – Surface Water Takes from Wetlands, Natural State Water Bodies, and Lakes | Not applicable | No surface water takes are proposed as part of this consent |
| 3.3.4.26 Non-Complying Activity Rule – Water Takes Except as provided in Rules 3.3.4.17, 3.3.4.18, 3.3.4.19, 3.3.4.20, 3.3.4.23, 3.3.4.24, and 3.3.4.25 and the takes described by Policy 6 the taking of groundwater or surface water (surface water calculated on a net take basis) that: <ol style="list-style-type: none"> Is for a surface water take which when assessed in combination with all other authorised water takes exceeds the combined primary and secondary allocable flows in Table 3-5; or Is for a surface water harvesting take which when assessed in combination with all other authorised surface water harvesting water takes exceeds the limits set in Policy 20 b); or Is for a groundwater take which exceeds the Sustainable Yields (if listed) in Table 3-6; or Is for a domestic or municipal supply and a water management plan developed in accordance with Method 8.1.2.2 has not been provided to the Waikato Regional Council and to the Waikato River Iwi within whose rohe the take is located is a non-complying activity (requiring resource consent) | Not applicable | The groundwater take is allowed for under Rule 3.3.4.24, and is sought as a discretionary activity. This rule is therefore not applicable to this consent. |
| 3.5 Discharges | | |
| 3.5.4 Implementation Methods - Discharges | | |

| Rule | Compliance | Comment |
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| <p>3.5.4.4 Permitted Activity Rule – Discharges of Water to Water – General Rule</p> <p>Except as expressly provided for by other rules in this Plan any discharge of water (excluding geothermal water), into water is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> (a) There shall be no adverse effect on water quality of the receiving water body. (b) Any adverse erosion effects occurring as a result of the discharge to be remedied as soon as practicable. (c) There shall be no adverse effects from increased water levels downstream of the discharge point. <p>The Waikato Regional Council shall be notified in writing of the discharge, its volume, contaminant concentrations and the water quality of the receiving water body 10 working days prior to the discharge commencing.</p> | Does not comply | Discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the Plan, therefore is likely to require consent as a Discretionary Activity under Rule 3.5.4.5, addressed below. |
| <p>3.5.4.5 Discretionary Activity Rule – Discharges – General Rule</p> <p>Any discharge of a contaminant into water, or onto or into land, in circumstances which may result in that contaminant (or any other contaminant emanating as a result of natural processes from that contaminant) entering water, that is not specifically provided for by any rule, or does not meet the conditions of a permitted or a controlled activity rule in this Plan, is a discretionary activity (requiring resource consent).</p> | Discretionary Activity | Discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the Plan, therefore is likely to require consent as a Discretionary Activity under Rule 3.5.4.5 |
| <p>3.5.4.6 Non-Complying Activity Rule – Discharges into other Water Bodies</p> <p>The discharge of contaminants (not including stormwater or contaminants associated with the take and use of geothermal water), into Natural State Water Bodies or wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna or cave entrances or lakes (excluding artificial lakes and Lake Rotoaira) is a non-complying activity (requiring resource consent)</p> | Not applicable | No other discharges to waterbodies are proposed outside of those addressed in Rule 3.5.4.5 above. This rule is therefore considered to be not applicable. |
| 3.5.5 Implementation Methods – Farm Effluent Discharges | Not applicable | No new active farming areas are proposed in this consent |

| Rule | Compliance | Comment |
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| 3.5.6 Implementation Methods – Discharge of Biosolids and Sludges or Liquids from Activated Sludge Treatment Processes to Land | Not applicable | No relevant discharges are proposed in this consent |
| 3.5.7 Implementation Methods – On-Site Sewage Discharges | | |
| 3.5.7.4 Permitted Activity Rule – Discharge of Domestic Sewage from Existing On-Site Systems | Not applicable | No existing on-site systems |
| 3.5.7.5 Permitted Activity Rule – Discharge of Domestic Sewage from New On-Site Systems <p>The discharge of domestic sewage effluent (including grey water but not stormwater) onto or into land outside the Lake Taupo Catchment from an on-site domestic sewage treatment and disposal system lawfully established or authorised after the date of notification of this Plan (28 September 1998) is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> (a) The volume of effluent to be discharged from any one system shall not exceed 1.3 cubic metres per day averaged over any one month period (b) The minimum total septic tank size shall be no less than 3,000 litres (c) There shall be no direct discharge of effluent into water (d) During times of normal wet winter groundwater level, there shall be at least 600 millimetres separations distance between the groundwater level and the bottom of the disposal trench (e) The discharge shall not result in any objectionable odour beyond the boundary of the subject property (f) The effective disposal area for any one treatment and disposal system discharge shall not be less than 2,500 square metres. The discharge shall no longer comply with this Rule where the effective disposal area is subsequently reduced to less than 2,500 square metres. (g) The sewage disposal system shall not be sited within 20 metres of a Natural State Water Body or Fisheries Class Water Body as specified in the Water Management Class Maps, and 10 metres from any other surface water body. | Does not comply | <p>Discharge of treated wastewater is proposed for the retirement village. It is understood that the average wastewater discharge will be 136m³ per day, as set out in the Infrastructure Report (refer Appendix 4D). The wastewater discharge therefore exceeds the permitted activity standards.</p> <p>The wastewater discharge therefore requires consent under Rule 3.5.7.7, addressed below.</p> |

| Rule | Compliance | Comment |
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| <p>(h) The sewage disposal system shall not be sited within 30 metres of any potable water supply well unless the well is drawing from a separate, confined aquifer</p> <p>(i) The discharge shall not occur within 20 metres of a Significant Geothermal Feature</p> <p>(j) The septic tank shall be fitted with an effluent outlet filter</p> <p>(k) The wastewater system shall be designed and installed such that there will be no adverse change in groundwater quality as a result of the discharge, or in combination with other discharges</p> | | |
| 3.5.7.6 Permitted Activity Rule – Discharge of Sewage from Improved On-Site Domestic Sewage Treatment and Disposal Systems | Not applicable | There is no existing domestic sewage treatment and disposal system on the site. |
| <p>3.5.7.7 Discretionary Activity Rule – Other On-Site Sewage Discharges</p> <p>The discharge of domestic sewage effluent from on-site domestic sewage treatment and disposal systems onto or into land and any subsequent discharges of contaminants into air, in a manner which does not comply with Rules 3.5.7.4 to 3.5.7.6 and Rules 3.10.6.1 to 3.10.6.4 is a discretionary activity (requiring resource consent)</p> | Discretionary Activity | The proposed wastewater discharge does not comply with Rules 3.5.7.4 to 3.5.7.6, and consent is therefore required as a discretionary activity pursuant to Rule 3.5.7.7 |
| 3.5.8 Implementation Methods – Well and Aquifer Testing Discharges | Not applicable | No well or aquifer testing discharges are proposed |
| 3.5.9 Implementation Methods – No Tracer Discharges | Not applicable | No tracer discharges are proposed |
| 3.5.10 Implementation Methods – Drainage Water Discharges | Not applicable | No drainage water discharges are proposed, with all flood water being disposed of via temporary detention and soakage devices |
| 3.5.11 Implementation Methods – Stormwater Discharges | | |
| <p>3.5.11.4 Permitted Activity Rule – Discharge of Stormwater to Water</p> <p>The discharge of stormwater to surface water (including geothermal water) is a permitted activity subject to the following conditions:</p> | Not applicable | All stormwater on the Retirement Village site is proposed to be disposed of via soakage to land, as assessed below. This rule is therefore considered to be not applicable for Volume 4. |

| Rule | Compliance | Comment |
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| <ul style="list-style-type: none"> (a) The discharge shall not originate from a catchment that includes any high risk facility, contaminated land*, operating quarry or mineral extraction site unless there is an interceptor system* in place. (b) Any erosion occurring as a result of the discharge shall be remedied as soon as practicable (c) The catchment shall not exceed one hectare for discharges that originate from urban areas. (d) There shall be no adverse increase in water levels downstream of the discharge point which causes flooding on neighbouring properties, as a result of the discharge. (e) The discharge shall comply with the suspended solids standards in Section 3.2.4.6. (f) The discharge shall not contain any material which will cause the production of conspicuous oil or grease films, scums or foams, or floatable suspended materials at any point downstream that is a distance greater than three times the width of the stream at the point of discharge (g) The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment. (h) There shall be no discharge to any Significant Geothermal Feature. | | |
| <p>3.5.11.5 Permitted Activity Rule – Discharge of Stormwater Onto or Into Land</p> <p>The discharge of stormwater (including geothermal water) onto or into land is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> (a) The discharge shall not originate from a catchment that includes any high risk facility or contaminated land* unless there is and interceptor system* in place. | Complies | The stormwater system for the Retirement Village relies on soakage into land via soakage trench up to the 10-year stormwater event. Designated overland flow paths are proposed to be created to discharge and detained into one of the two stormwater ponds proposed. |

| Rule | Compliance | Comment |
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| <p>(b) The discharge shall be below a rate that would cause flooding outside the design discharge soakage area, except in rain events equivalent to the 10% Annual Exceedence Probability design storm or greater. Any exceedence shall go into designated overland flow paths.</p> <p>(c) There shall not be any overland flow resulting in a discharge to surface water, except in rain events equivalent to the 10% Annual Exceedence Probability design storm or greater; then there shall be no adverse surface water effects as a result of the discharge</p> <p>(d) Any erosion occurring as a result of the discharge shall be remedied as soon as practicable.</p> <p>(e) The discharge shall not contain concentrations of hazardous substances that may cause significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment.</p> | | Refer to the Infrastructure Report and Stormwater Operation and Maintenance Plan for further details (Appendix 4D and Appendix 4G respectively) |
| <p>3.5.11.6 Controlled Activity Rule – Discharge of Stormwater Onto or Into Land</p> <p>The discharge of stormwater (including geothermal water) onto or into land that does not comply with Rule 3.5.11.5 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> <p>(a) The discharge shall be below a rate that would cause overland flow leading to a discharge to surface water, except in rain events equivalent to the 10% Annual Exceedence Probability design storm or greater. Any exceedence shall go into designated overland flow paths</p> | Not applicable | The proposed discharge to land of stormwater is a permitted activity pursuant to Rule 3.5.11.5. |
| <p>3.5.11.7 Controlled Activity Rule – Discharge of Stormwater Into Water</p> <p>The discharge of stormwater to surface water (including geothermal water) that is lawfully established at the time of notification of this Plan (28 September 1998) and does not comply with Rule 3.5.11.4 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> | Not applicable | As above, all stormwater is proposed to be discharged to land. Therefore, this rule is considered to be not applicable |

| Rule | Compliance | Comment |
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| (a) The discharge shall not contain concentrations of hazardous substances that are causing significant adverse effects on aquatic life or the suitability of the water for human consumption after treatment | | |
| 3.5.11.8 Discretionary Activity Rule – Discharge of Stormwater The discharge of stormwater into water, and/or into or onto land which does not comply with Rules 3.5.11.4, 3.5.11.5, 3.5.11.6 and 3.5.11.7 is a discretionary activity (requiring resource consent). | Not applicable | As above, all stormwater is proposed to be discharged to land. This is provided for under Rule 3.5.11.5. |
| 3.6 Damming and Diverting | | |
| 3.6.4 Implementation Methods – Damming and Diverting | | |
| 3.6.4.4 Permitted Activity Rule – Small Dams and Damming Water <ul style="list-style-type: none"> The damming of water and its diversion, taking, and discharging related to its passage through, past or over the dam, in any off-stream area or ephemeral river or stream or artificial watercourse, and The use, erection, reconstruction, placement, alteration or extension of any associated structure in or on the bed of an ephemeral river or stream, where: <ol style="list-style-type: none"> the catchment area is less than one square kilometre (100 hectares), and the maximum retained water depth in the pond is less than three metres, and the dam retains not more than 20,000 cubic metres of water except that: <ol style="list-style-type: none"> the damming shall not affect Significant Geothermal Features the dam shall not occur in a cave system; is a permitted activity subject to the following conditions: <ol style="list-style-type: none"> The dammed water is not a Natural State Water Body as identified in the Water Management Class Maps. | Not applicable | Off-stream damming of stormwater is proposed in Basin B prior to discharging into the Greenway which is an artificial watercourse, and consent is sought under Rule 3.6.4.9 as a matter of conservatism. There are not structures proposed near an ephemeral river or stream as part of this application. |

| Rule | Compliance | Comment |
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| <ul style="list-style-type: none"> b. The dammed water shall not raise water levels on neighbouring properties. c. Any erosion or scour as a result of the dam and associated discharges shall be remedied as soon as practicable. d. The damming or discharge of water from the dam shall not increase the potential for land instability. e. A spillway must be constructed to prevent the dam being overtopped, and the spillway shall be designed to pass the probable maximum flood. f. The spillway shall be constructed on underlying parent material. g. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme or by the Historic Places Trust except where Historic Places Trust approval has been obtained. h. In the event of any waahi tapu that is not subject to condition g) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. i. The structure shall be maintained in a structurally sound condition at all times. <p>Any discharge from construction works associated with the structure shall comply with the suspended solid standards as set out in Section 4.2.21.</p> | | |
| 3.6.4.5 Permitted Activity Rule – Existing Lawfully Established Damming of Perennial Water Bodies | Not applicable | There are no existing lawfully established dams. |
| 3.6.4.6 Permitted Activity Rule – Existing Lawfully Established Stopbanks | Not applicable | There are no existing lawfully established stopbanks. |
| 3.6.4.7 Permitted Activity Rule – Existing Lawfully Established Diversions and Discharges | Not applicable | There are no existing lawfully established diversions and discharges |

| Rule | Compliance | Comment |
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| 3.6.4.8 Permitted Activity Rule – Diversions and Discharges in Artificial Watercourses and Drainage System | Not applicable | No diversions in Artificial Watercourses and Drainage Systems are proposed |
| 3.6.4.9 Controlled Activity Rule – Offstream Damming and Damming Ephemeral Streams and Damming of Artificial Watercourses Unless authorised by Rule 3.6.4.4, the damming of water in any off-stream area, ephemeral river or stream or artificial watercourse, and any associated: <ol style="list-style-type: none"> 1. Diversion, taking, and discharging of water related to the passage of water through, past, or over the dam, or 2. Diversion, taking, and discharging of water related to the passage of water through, past, or over the dam Is a controlled activity (requiring resource consent) subject to the following standards and terms: <ol style="list-style-type: none"> a. The dammed water shall not raise water levels on neighbouring properties; b. Any erosion or scour as a result of the dam and associated discharges shall be remedied as soon as practicable c. Spillways or other mechanisms shall be provided so that the dam can safely pass the probable maximum flood d. The activity shall not disturb any archaeological site of waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association’s State Recording Scheme or by the Historic Place Trust except where Historic Places Trust approval has been obtained e. In the event of any waahi tapu that is not subject to standard and term (d) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council f. The structure shall be maintained in a sound condition | Controlled Activity | The proposal includes offline attenuation by way of dry basin B which provides attenuation for future stormwater flows prior to discharge to the Ashbourne Greenway. This component of the project does not comply with Rule 3.6.4.4, therefore consent is required as a matter of conservatism for offstream damming as a controlled activity . |

| Rule | Compliance | Comment |
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| g. The diversion and discharge does not affect Significant Geothermal Features h. The dam does not occur in a cave system | | |
| 3.6.4.10 Controlled Activity Rule – Existing Lawfully Established Damming of Perennial Water | Not applicable | No existing lawfully established dams are present. |
| 3.6.4.11 Controlled Activity Rule – Existing Lawfully Established Diversions and Discharges | Not applicable | No existing lawfully established diversions and discharges are present. |
| 3.6.4.12 Controlled Activity Rule – Wetland and Lake Level Control Structures | Not applicable | Not relevant to proposal |
| 3.6.4.13 Discretionary Activity Rule – Stopbanks, Diversions and Associated Discharges of Water | Not applicable | Not relevant to proposal |
| 3.6.4.14 Discretionary Activity Rule – New Dams/Damming of Water Except as provided for by Rules 3.6.4.4, 3.6.4.9, 3.6.4.10 and 3.6.4.12 the following activities, if undertaken after the date of notification of this Plan: <ol style="list-style-type: none"> 1. Damming of water and associated diversion, taking and discharging of water related to the passage of water through, or past or over the dam 2. The use, erection, reconstruction, placement, alteration or extension of any structure in or on the bed of a river or stream associated with the above activities; provided they do not: <ol style="list-style-type: none"> a. occur in any perennial river or stream that is classified as Natural State in the Water Management Class Maps b. affect Significant Geothermal Features is a discretionary activity (requiring resource consent). | Not applicable | Consent is sought for off-stream damming for the offline attenuation by way of Stormwater Basin B is provided for by Rule 3.6.4.9 |
| 3.6.4.15 Non-Complying Activity Rule – New Dams/Damming of Water in Natural State Water Bodies | Not applicable | The dam is proposed in an artificial watercourse. |
| 3.6.4.16 Controlled Activity Rule – New Small Dams in Perennial Waters for Creation and Enhancement of Wetlands | Not applicable | The dam is proposed in an artificial watercourse. |

| Rule | Compliance | Comment |
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| 3.6.4.17 Controlled Activity Rule – Coffe Dams | Not applicable | No coffe dams are proposed near the bed of a river or lake. |
| 3.7 Wetlands | | |
| 3.7.4 Implementation Methods – Wetlands | Not applicable | There are no wetlands within proximity of the Retirement Village site. Refer to the Ecology Report for further details (Appendix 1I) |
| 3.8 Drilling | | |
| 3.8.4.6 Permitted Activity Rule – Temporary Drilling Below the Water Table Except where classified as a non-complying activity by Rule 3.8.4.9, the drilling of holes below the water table is a permitted activity subject to the following conditions: <ul style="list-style-type: none"> a. Holes drilled shall be sealed and abandoned within two days of the completion of drilling. b. Holes drilled shall be at least 100 metres from any water supply well. c. Holes drilled shall be sealed and managed such that leakage of water or contaminants to or from the ground surface is prevented. d. Holes drilled shall be sealed and abandoned in a manner that prevents cross contamination between different water bodies, or changes in water pressure. e. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association’s Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained. f. In the event of any waahi tapu that is not subject to condition e) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council. | Does not comply | A temporary surface water take is required for the dewatering to lower the groundwater table during construction which will require drilling below the water table. In addition, drilling below the water table may be required for the special investigations (such as pump testing). It is not anticipated that the proposed drilling will meet permitted activity standard (a), and consent is sought pursuant to Rule 3.8.4.7 |

| Rule | Compliance | Comment |
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| g. Within any geothermal system, the depth of any holes drilled shall not be greater than 250 metres vertically down from the well head. | | |
| 3.8.4.7 Controlled Activity Rule – Drilling Below the Water Table The drilling of holes or wells below the water table where the hole or well is not permitted by, or does not comply with, Rule 3.8.4.6 and which is not classified as a non-complying activity by Rule 3.8.4.9, is a controlled activity (requiring resource consent) subject to the following standards and terms: <ul style="list-style-type: none"> a. All drilled holes/wells shall be constructed, maintained and/or abandoned so that they shall not cause cross-contamination between hydraulic units (aquifers) in any water including ground water and geothermal water. b. Holes drilled shall be at least 100 metres away from and Significant Geothermal Feature and shall not be into geothermal water within a Protected or Research Geothermal System. c. All holes/wells shall be managed and maintained such that leakage of water or contaminants to or from the ground surface is prevented. d. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation. e. Wells used for potable water supply shall be located at least 30 metres from any on-site sewage disposal system. f. Wells used for water supply purposes, shall be located at least 50 metres from a lake or stream, and 100 metres from Mean High Water Springs*. g. A log for each drilled hole/well shall be forwarded to the Waikato Regional Council within two months of completion of drilling. Each log shall show: <ul style="list-style-type: none"> i. the location of the hole/well ii. date of completion | Controlled Activity | <p>A temporary surface water take is required for the dewatering to lower the groundwater table during construction which will require drilling below the water table. In addition, drilling below the water table may be required for the special investigations (such as pump testing).</p> <p>Consent is therefore required as a controlled activity pursuant to Rule 3.8.4.7</p> |

| Rule | Compliance | Comment |
|--|--------------------|---|
| <ul style="list-style-type: none"> iii. duration of drilling iv. depth and diameter of the hole/well v. the method of drilling vi. full construction details vii. the subsurface geology viii. results of any tests undertaken during drilling, including permeability, temperature and water quality ix. a site diagram. <p>h. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where Historic Places Trust approval has been obtained.</p> <p>i. In the event of any waahi tapu that is not subject to standard and term g) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council.</p> | | |
| <p>3.8.4.8 Discretionary Activity Rule – Drilling Below the Water Table</p> <p>The drilling of holes or wells below the water table that is not permitted by, or does not comply with, Rules 3.8.4.6 or 3.8.4.7 and which is not classified as a non-complying activity under Rule 3.8.4.9 is a discretionary activity (requiring resource consent)</p> | Not applicable | Drilling below the water table is proposed that is anticipated to comply with Rule 3.8.4.7, therefore this rule is considered to be not applicable. |
| <p>3.8.4.9 Non-Complying Activity Rule – Drilling of Holes below the water table near Geothermal Features</p> | Not applicable | No geothermal features within proximity of the site |
| <p>3.8.4.10 Permitted Activity Rule – Discharge of Water from Drilling</p> <p>The discharge of up to 30 cubic metres of water arising from drilling activity into water, and onto or into land is a permitted activity subject to the following conditions:</p> | Permitted Activity | As a matter of conservatism, the proposal may be considered to require drilling as noted under Rule 3.8.4.7, therefore it is appropriate to seek consent as a permitted activity under Rule 3.8.4.10 |

| Rule | Compliance | Comment |
|--|------------|---------|
| <ul style="list-style-type: none"> a. The discharge shall not cause visually noticeable iron flocculation in the receiving waters. b. Any discharge to water shall comply with the suspended solid standards as set out in Section 3.2.4.5. c. The discharge shall not result in flooding on any downstream property. d. Any erosion occurring as a result of the discharge shall be remedied as soon as practicable. e. The discharge shall not cause a temperature change of more than 3° C at any point downstream which is three times the stream width at the point of discharge or which in any instance does not exceed 200 metres from the point of discharge. f. There shall be no discharge to any Significant Geothermal Feature. | | |

Chapter 4 – River & Lake Bed Module

| Rule | Compliance | Comment |
|--|----------------|--|
| 4.2 River and Lake Bed Structures | Not applicable | No structures are proposed within the vicinity of any river or lake beds |
| 4.3 River and Lake Bed Disturbances | Not applicable | No disturbances to river or lake beds are proposed |

Chapter 5 – Land and Soil Module

| Rule | Compliance | Comment |
|--------------------------------|------------|---------|
| 5.1 Accelerated Erosion | | |

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| Rule | Compliance | Comment |
|--|----------------------------------|--|
| <p>5.1.4.11 Permitted Activity Rule – Soil Disturbance, Roading and Tracking and Vegetation Clearance</p> <p>(1) Unless otherwise provided for by Rules 5.1.4.14, 5.1.4.15, 5.1.4.16 or 5.1.4.17, soil disturbance, roading and tracking, and vegetation clearance and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air;</p> <p>(2) Any roading and tracking activities associated with the installation of bridges or culverts permitted by Rules 4.2.8.1, 4.2.9.1 and 4.2.9.2, within 20 metres of that bridge or culvert and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air;</p> <p>(3) Vegetation clearance of planted production forest as planted at the date upon which this Plan becomes operative;</p> <p>are permitted activities subject to the conditions in Section 5.1.5. In addition 5.1.4.11(3) is subject to the following conditions:</p> <p>(a) Provided that replanting of planted production forest does not occur within:</p> <ul style="list-style-type: none"> i. five metres, on either side, of the bed of a water body excluding an ephemeral stream (except on the Coromandel Peninsula); and ii. ten metres, on either side of the bed of a water body excluding an ephemeral stream on the Coromandel Peninsula streams greater than 50 hectares iii. five metres on either side of the bed of water bodies between 20 and 50 hectares on the Coromandel Peninsula regardless of slope; <p>(b) On the Coromandel Peninsula where wilding pines are present at a density of greater than 50 stems per kilometre of riparian margin they will all be removed at first thinning so long as practicable from a safety perspective.</p> | <p>Permitted Activity</p> | <p>Earthworks activities will be carried out in accordance with appropriate management plans, as outlined in the Infrastructure Report, included as Appendix 4D and Appendix 4E.</p> |
| <p>5.1.4.12 Permitted Activity Rule – Soil Cultivation Adjacent to Water Bodies</p> | <p>Not applicable</p> | <p>No soil cultivation proposed</p> |

| Rule | Compliance | Comment |
|---|----------------|---|
| 5.1.4.13 Discretionary Activity Rule – Soil Disturbance, Roding and Tracking, and Vegetation Clearance (1) Any soil disturbance, roading and tracking, and vegetation clearance and any associated deposition of slash into or onto the beds of rivers and any subsequent discharge of contaminants into water or air that does not comply with the conditions of Permitted Activity Rule 5.1.4.11; (2) Soil cultivation within two metres of the bed of a river or lake that does not comply with Rule 5.1.4.12; are discretionary activities (requiring resource consent). | Not applicable | Earthworks will be supported by a series of management procedures as outlined in the Infrastructure Report and Management Plans (refer Appendix 4D and 4E) and will comply with Rule 5.1.4.11. |
| 5.1.4.14 Controlled Activity Rule – Soil Disturbance, Roding and Tracking, and Vegetation Clearance, Riparian Vegetation Clearance in High Risk Erosion Areas | Not applicable | The site does not sit within a High Risk Erosion Area |
| 5.1.4.15 Discretionary Activity Rule – Soil Disturbance, Roding and Tracking, and Vegetation Clearance, Riparian Vegetation Clearance in High Risk Erosion Areas | Not applicable | The site does not sit within a High Risk Erosion Area |
| 5.1.4.16 Controlled Activity Rule – Vegetation Clearance in Catchments Draining into Coromandel Peninsula Estuaries | Not applicable | The site is not located near any Coromandel estuaries |
| 5.1.4.17 Discretionary Activity Rule – Soil Disturbance/Vegetation Clearance in Karst Landscapes | Not applicable | The site is not located within a Karst Landscape |
| 5.2.5 Cleanfilling and Overburden Disposal | Not applicable | The proposed land disturbance activities are managed under 5.1. |
| 5.2.6 Dumps and Offal Holes on Production Land | Not applicable | No dumps or offal holes are proposed. |
| 5.2.7 Landfills | Not applicable | No landfills are proposed. |
| 5.2.8 Composting of Green Waste and Other Organic Materials | Not applicable | No composting of green waste or other organic materials is proposed. |
| 5.2.9 Dust Suppression | | |
| 5.2.9.1 Permitted Activity Rule – Use of Dust Suppressants | Complies | As set out in the Infrastructure Report and Construction Management Plan (refer Appendix 4D and Appendix 4E respectively), |

| Rule | Compliance | Comment |
|--|----------------|--|
| The discharge of contaminants (excluding waste oil) onto or into land for the purpose of dust suppression is a permitted activity subject to the following conditions: <ul style="list-style-type: none"> a) If the dust suppressant is a hazardous substance or if the water or dust suppressant contains hazardous substances it shall be licensed for use as a dust suppressant under the provisions of the Hazardous Substances and New Organisms Act (1996) b) The contaminants shall not be applied at a rate or in weather conditions that result in ponding or surface run-off of contaminants into surface water c) Any discharge to air arising from the activity shall comply with the conditions and standards and terms in Section 6.1.8 except where the matters addressed in Section 6.1.8 are already addressed by conditions on resource consents for the site | | dust management measures will be applied throughout earthworks that are anticipated to comply with permitted activity standards. |
| 5.2.9.2 Non-Complying Activity Rule – Waste Oil and Other Dust Suppressants The discharge onto or into land of waste oil or other substances that does not comply with Rule 5.2.9.1 is a non-complying activity (requiring resource consent) | Not applicable | No waste oil or other substances that do not comply with Rule 5.2.9.1 are proposed. |
| 5.3. Contaminated Land | Not applicable | As set out in the PSI/DSI included as Appendix 1R , the WRP does not apply to the proposal. |

Chapter 6 – Air Module

| Rule | Compliance | Comment |
|--|----------------|--|
| 6.1 Regional and Local Air Management | Not applicable | Objectives and Policies only |
| 6.2 The Discharge of Agrichemicals into Air | | |
| 6.2.4.8 Permitted Activity Rule – Spot Spraying Using Hand Held Spray Equipment | Complies | Any spot spraying required during construction will comply with the permitted activity standards |

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| Rule | Compliance | Comment |
|--|------------|--|
| <p>6.2.4.9 Permitted Activity Rule – Widespread Application of Agrichemical(s)</p> <p>Unless provided for in Rule 6.2.4.8, the discharge of agrichemicals into air, into water, and into or onto land is a permitted activity subject to the following conditions:</p> <ul style="list-style-type: none"> a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer’s instructions. b) The discharge shall be undertaken in such a way that no significant adverse effect of off-target drift shall occur beyond the boundary of the property being sprayed. c) Where the agrichemical is being applied to vegetation on the banks and bed of water bodies: <ul style="list-style-type: none"> i. the application and consequent breakdown of vegetation shall not result in the contamination of domestic or commercial water supplies, or the death of fauna (and/or residues being detected in fish). ii. Where agrichemicals are applied directly to water any downstream water take within one kilometre of the point of discharge must be notified between 12 hours and three weeks prior to commencement of the discharge. d) Within twelve months of the Plan (or this rule) becoming operative: <ul style="list-style-type: none"> i. Every person undertaking the application of agrichemicals shall have a qualification certified in writing that meets the performance requirements set out in Section 6.2.10, or be under the direct supervision of a person who meets those requirements, or ii. Every contractor or contractor employee undertaking the land based application of agrichemicals shall hold or be under the on site supervision of a person who holds a current National Certificate in Agrichemical Application, a GROWSAFE® Registered Chemical Applicators Certificate or a qualification | Complies | <p>As outlined in the Infrastructure Report and Construction Management Plan (refer Appendix 4D and 4E respectively), chemical treatment management measures will be applied throughout earthworks.</p> <p>These are anticipated to comply with Permitted Activity standards.</p> |

| Rule | Compliance | Comment |
|---|------------|---------|
| <p>that meets the performance requirements for contractors and contractor employees in Section 6.2.10</p> <p>iii. Every pilot undertaking the aerial application of agrichemicals shall hold a Pilot's Chemical Rating issued by the Civil Aviation Authority or an equivalent qualification.</p> <p>e) The application of agrichemicals shall be undertaken in accordance with New Zealand Standard 8409:2004, Management of Agrichemicals75.</p> <p>f) The owner, occupier, or manager of the property to be sprayed shall prepare a spray plan, or shall arrange for a spray plan to be prepared, at the beginning of each year or spray season, and the spray plan shall:</p> <p>i. contain as a minimum the information as outlined in Section 6.2.7 of this Plan or with reference to Appendix M4 of New Zealand Standard 8409:2004, Management of Agrichemicals.</p> <p>ii. be given to any person within seven days of that person requesting the spray plan.</p> <p>iii. Notwithstanding the requirements of part i) of this condition, for local authority parks and reserves, road side spraying operations and community based spray programmes where the spraying activities for which spray plans are required cover more than 10 properties a single spray plan can be prepared on an annual basis covering all operations. This spray plan must identify as a minimum all known sensitive areas likely to be affected by the activity and the strategies to be employed to avoid adverse effects on those areas (e.g. specific application techniques, specific notification practices, buffer zones, manning boundaries, restrictions on climate conditions when spraying can occur etc). The plan must be provided to the contractor/applicator prior to spraying commencing.</p> <p>g) The owner, occupier, or manager of the property to be sprayed shall keep and maintain records of agrichemical use, or shall arrange for records to be kept. These records shall, as a minimum, include the information in</p> | | |

| Rule | Compliance | Comment |
|---|----------------|--|
| <p>Appendix C of the New Zealand Standard 8409:2004 Management of Agrichemicals.</p> <p>h) The owner, occupier, or manager of the property to be sprayed must follow the relevant notification requirements listed in Table 6-4 of this Plan.</p> | | |
| <p>6.2.4.10 Controlled Activity Rule – Application of Agrichemical(s)</p> <p>Any discharge of agrichemical(s) into air, into water, and onto or into land in a manner which is not permitted by, or does not comply with Rules 6.2.4.8, 6.2.4.9 is a controlled activity (requiring resource consent) subject to the following standards and terms:</p> <p>a) The agrichemical(s) shall be discharged in a manner that does not contravene any requirement specified in the manufacturer’s instructions</p> <p>b) The discharge shall be undertaken in such a way that no significant effect of off-target drift shall occur beyond the boundary of the property being sprayed</p> | Not applicable | As above, application of agrichemicals are anticipated to comply with permitted activity standards under 6.2.4.9 |
| <p>6.2.4.11 Discretionary Activity Rule – Application of Agrichemicals</p> <p>Any discharge of agrichemical(s) into air, into water and onto or into land that is not permitted by, or does not comply with, Rules 6.2.4.8, 6.2.4.9 or 6.2.4.10 is a discretionary activity (requiring resource consent).</p> | Not applicable | As above, application of agrichemicals are anticipated to comply with permitted activity standards under 6.2.4.9 |

Matamata-Piako Operative District Plan

Part B: Section 2 – Activity Table

| Activity | Rural | Compliance | Comments |
|--|---------------------------------|-------------------------------|--|
| 1. General | | | |
| 1.1 Accessory buildings for any permitted or controlled activities | <u>Permitted</u> | Not applicable | The Retirement Village is not provided for as a permitted or controlled activity, therefore this rule is not applicable. |
| 1.2 Activities listed in the Table that are permitted or controlled not complying with the Developmental Controls and Performance Standards, unless otherwise provided | <u>Restricted Discretionary</u> | Not applicable | The Retirement Village is not provided for as a permitted or controlled activity, therefore this rule is not applicable. |
| 1.3 Second-hand or pre-used buildings relocated from off-site | <u>Discretionary</u> | Not applicable | No second-hand or pre-used buildings relocated from off-site are proposed |
| 1.4 Demolition of buildings and structures except those outlined in Schedules 1, 2 and 3 | <u>Permitted</u> | Permitted Activity | Any structures on site will be demolished, and no scheduled buildings or structures are contained on the site |
| 1.5 Activities undertaken on known contaminated sites | <u>Discretionary</u> | Not applicable | The site is HAIL, however no contaminants above background criteria were identified during site investigations. Therefore, the rule is considered not applicable |
| 2. Community Related Activities | | | |
| 2.1 Educational facilities to maximum of 10 pupils | <u>Permitted</u> | Not applicable | No educational facilities are proposed |
| 2.2 Educational facilities for greater than 10 pupils | <u>Discretionary</u> | Not applicable | No educational facilities are proposed |
| 2.3 Places of Assembly | <u>Discretionary</u> | Discretionary Activity | A facilities building is proposed within the Retirement Village, for the use of residents and associated members of the public. Consent is required as a Discretionary Activity |

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| Activity | Rural | Compliance | Comments |
|---|----------------------|-------------------------------|--|
| 2.4 Fire Stations | <u>Non-Complying</u> | Not applicable | No fire stations are proposed |
| 3. Dwellings and Dwelling Based Activities | | | |
| 3.1 One or two dwellings per urban site | <u>Non-complying</u> | Non-complying activity | Two dwellings are proposed on the Retirement Village for the housing of staff. While these are considered ancillary to the use of the site as a Retirement Village, consent is sought as a Non-complying Activity as a matter of conservatism |
| 3.2 More than two dwellings per urban site | <u>Non-complying</u> | Not applicable | More than two dwellings are not proposed |
| 3.10 Accommodation Facilities | <u>Discretionary</u> | Discretionary Activity | The proposed Retirement Village meets the definition of accommodation facilities. Consent is therefore required as a Discretionary Activity |
| 4. Scheduled sites | | | |
| The activity is not located within any of the scheduled sites within Schedule 5. Therefore, no consents are required under 2.2.4 | | | |
| 5. Industrial Based Activities | | | |
| The proposed Retirement Village does not include any industrial-based activities. Therefore, no consents are required under 2.2.5 | | | |
| 6. Papakāinga | | | |
| The proposed Retirement Village does not include papākāinga or associated activities. Therefore, no consents are required under 2.2.6 | | | |
| 7. Reserve and Kaitiaki (Conservation) Zones | | | |
| No works within reserve or Kaitiaki (Conservation) zones are proposed. Therefore, no consents are required under 2.2.7 | | | |
| 8. Retailing and Office-Based Activities | | | |
| 8.1 Commercial Services | <u>Non-complying</u> | Not applicable | While some commercial services may be proposed, they are ancillary to the retirement village use and intended for residents only. It is therefore considered that this rule is not applicable. |

| Activity | Rural | Compliance | Comments |
|------------------------|----------------------|-------------------------------|--|
| 8.2 Medical facilities | <u>Non-complying</u> | Non-complying activity | A 70-bed hospital is proposed as part of the Retirement Village. This is a Non-complying Activity in the Rural Zone. |
| 8.3 Offices | <u>Non-complying</u> | Not applicable | While some office space will be proposed, it is ancillary to the retirement village use and it is therefore considered that this rule is not applicable. |
| 8.4 Retailing | <u>Non-complying</u> | Not applicable | No retailing is proposed |

9. Rural Based Activities

No rural based activities are proposed on the Retirement Village site. Therefore, no consents are required under 2.2.9

Part B: Section 3 – Development

| Rule | Compliance | Comment |
|---|------------------------|--|
| 3.2 Rural and Rural-Residential Zones | | |
| 3.2.1(i) Maximum Height 10 metres | Complies | All buildings proposed on the retirement village site will be less than 10m in height. |
| 3.2.1(ii) Height relative to site boundary No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary. | Complies | All buildings will comply with the height in relation to boundary to external site boundaries. |
| 3.2.1(iii) Yards <ul style="list-style-type: none"> Rural front yards: 25m Rural side yards (except where the building is part of a papakāinga): 10m River protection yard: 20m | Does not comply | <p>Villas are proposed within the front yard (to Station Road), with a setback of approximately 12m proposed.</p> <p>Villas are proposed within the side yard to the western and southern boundaries, with a minimum setback of approximately 3m</p> |

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| Rule | Compliance | Comment |
|---|------------|--|
| <ul style="list-style-type: none"> Side and rear yards where the building is part of a papakāinga: 20m | | provided. The proposed villas comply with the 10m side yard setback to the eastern boundary, where the site adjoins the Highgrove subdivision. |
| 3.2.2 Maximum Building Coverage <ul style="list-style-type: none"> i. Total building coverage for accessory buildings on lots less than 4000m² shall not exceed 10% of the net site area. ii. Except that in an identified Structure Plan (refer Activity Table 2.2) total building coverage of the site shall not exceed: <ul style="list-style-type: none"> - 15% of the net site area iii. Except that where the building is part of a Papakāinga, Rule 4.4.1(2) shall apply. | Complies | The Retirement Village sits outside of the Eldonwood Structure Plan area, and therefore no maximum building coverage is stipulated. |
| 3.2.3. Development Contributions <p>A Development Contribution is required to be made in accordance with Section 7.2 (iii) prior to the issue of a building consent for the second or subsequent complying dwelling per lot where a contribution has not been made at the time of the subdivision to create the said lot.</p> | Complies | The applicant agrees to the payment of development contributions in accordance with Section 7. |

Part B: Section 4 – Activity Related Performance Standards

| Rule | Compliance | Comment |
|---|------------|---------|
| 4.1 Plantation and conservation forestry | | |
| The proposed retirement village does not include forestry activities. | | |
| 4.2 Forestry and woodlot setbacks | | |
| The proposed retirement village does not include forestry activities. | | |

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| Rule | Compliance | Comment |
|---|-------------|---|
| 4.3 Home occupations | | |
| The proposed retirement village does not include home occupation activities. | | |
| 4.4 Papakāinga | | |
| The proposed retirement village does not include papakāinga activities. | | |
| 4.5 Goat and deer farming | | |
| The proposed retirement village does not include goat and deer farming activities. | | |
| 4.6 Buildings not requiring building consent | | |
| The proposal does not trigger consent under this section. | | |
| 4.7 Dependant persons dwelling | | |
| The proposed retirement village does not include dwellings or dwelling/residential-based activities. | | |
| 4.8 Aerial topdressing/spraying | | |
| The proposed retirement village does not include spraying activities. | | |
| 4.9 Mining, quarrying and mineral processing | | |
| The proposed retirement village does not include mining, quarrying and mineral processing activities. | | |
| 4.10 Service stations | | |
| The proposed retirement village does not include service station activities. | | |
| 4.11 Temporary Activities | | |
| 4.11.1 Permitted Activities | | |
| 4.11.1(a) Temporary offices, storage sheds, storage yards, builder's workshops, ablution facilities and other similar buildings and activities incidental to a building or construction project, for the duration of that project specific to the issued building consent | Will Comply | Please refer to the Construction Management Plan attached as Appendix 4E . |
| 4.12 Cleanfill | | |
| The proposed retirement village does not include cleanfill activities. | | |
| 4.13 Residential Infill Development | | |

| Rule | Compliance | Comment |
|--|------------|---------|
| The proposed retirement village does not include dwellings or dwelling/residential-based activities. | | |
| 4.14 Business Activities within Business/Residential Zone | | |
| The proposed retirement village does not include business activities. | | |

Part B: Section 5 – Performance Standards – All Activities

| Rule | Compliance | Comment |
|--|----------------|--|
| 5.1 Conservation | | |
| 5.1.1 Riparian Planting and Retirement | | |
| <p>i. Any resource consent granted in respect of land contiguous to a riverbank may require the establishment and maintenance of conservation planting or the retirement of land for regeneration of indigenous vegetation up to a maximum of 20 metres along all rivers to avoid, remedy or mitigate any adverse effects from the land use practices for which consent has been granted.</p> <p>For the purposes of this rule river means all natural perennial flowing streams and modified watercourses; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).</p> <p>ii. With the exception of Scheduled Item 213 of Schedule 3, the establishment of such areas may be subject to a covenant or consent notice or other such legal instrument as may be considered appropriate in the circumstances to ensure the long term protection of the waterway as well as the maintenance of the planted area as a protective environment. Such an instrument shall include provisions for fencing, and where stock are present, stock proof fencing, maintaining the waterway, clearing noxious weeds, maintaining and replacing the trees as required and shall define the extent of planting.</p> | Not applicable | The Retirement Village does not adjoin any existing waterways. |

| Rule | Compliance | Comment |
|--|------------|---|
| <p>iii. Consultation with the Waikato Regional Council, where it has responsibilities for operation and maintenance for soil conservation, river control or drainage assets, be undertaken concerning access and conservation provisions.</p> | | |
| 5.2.1 Rehabilitation | | |
| <p>i. All activities involving extraction, excavation, drilling, tunnelling or other disturbance or deposition of land shall, where practicable, restore the land and structures to a stable land form with a soil structure and fertility that is capable of supporting vegetation similar to that found in local habitats.</p> <p><u>Provided that</u> these provisions do not apply to road construction, farm tracks (including farm or forestry access tracks) or excavation for a building platform of less than 1000m³ in volume.</p> <p>Restoration includes loosening of the soil to prevent over-compaction and slipping surfaces and to aid root penetration. In particular:</p> <ol style="list-style-type: none"> Topsoil stripped from the working area shall, where practicable, be retained for future restoration of the land; All excavations, heaps, dumps, spoil, tailings or other materials shall be restored in a manner that will enable reinstatement of a natural vegetated landscape, similar to that found locally; Rehabilitated lands shall be planted within the first growing season following restoration of the soil profile. <p>Site rehabilitation associated with mining and quarrying shall include the management of tailings to avoid discharges, and the removal of all machinery, buildings, equipment and solid waste. See Section 1.4.13.</p> <p>ii. Where vegetation clearing and/or burning is undertaken the land shall be rehabilitated and replanted in a way that avoids any potential for adverse effects from soil erosion and water sedimentation.</p> <p>iii. All rehabilitation and replanting that is required in standards (i) and (ii) above shall be certified as being completed in accordance with the provisions of these rules by a suitably qualified or experienced person.</p> | Complies | <p>All land will be restored where practicable, in accordance with the Construction Management Plan and Sediment and Erosion Plan, included in draft with this application as Appendix 4E and 4F</p> |

| Rule | Compliance | Comment |
|--|----------------|--|
| iv. To ensure that appropriate restoration is undertaken, Council may apply bonds or financial charges to an equivalent value. | | |
| 5.1.3 Cleanfill | | |
| i. Cleanfill shall be rehabilitated to a state similar in land, form and visual appearance to that found locally. | Not applicable | No cleanfill activities are proposed. |
| ii. Such sites shall not be located within 20m of a significant natural environment or heritage feature identified in Schedules 1, 2 or 3, or features that meet the evaluation criteria listed in Appendix 1. | | |
| 5.2 Noise | | |
| 5.2.1 General Noise | | |
| i. Where any dwelling in a Business zone is to be constructed within 10m of any road boundary an acoustic design report, prepared by a suitably qualified acoustic engineer, confirming that the specific design of the dwelling will provide a noise level (24 hours Leq) that will not exceed 45dBA and the maximum noise level (Lmax) that will not exceed 78dBA in all habitable rooms with all opening windows closed shall be obtained within twelve months of the commencement of construction. | Complies | i. Not applicable |
| ii. For any new activity in any zone Council may require the submission of an acoustic design report from a suitably qualified Acoustic Engineer confirming that the anticipated noise levels will be in accordance with the requirements for the zone (or Development Concept Plan with respect to Scheduled Industrial Sites). | | ii. An acoustic assessment has been prepared and is included as Appendix 4H |
| iii. For any noise with special audible characteristics as defined by NZS6802:1991 the L10 noise level standards shall be reduced in accordance with the standard. | | iii. No noise with special audible characteristics proposed |
| iv. Construction noise from the site shall meet the limits recommended in Table 1 of NZS6803P:1984. The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work and shall be measured in accordance with NZS6803P:1984. Adjustments provided in Clause 6.1 of NZS6803P:1984 shall apply, and references in the Tables of NZS6803P:1984 to “NZS6802” shall read as references to Clause 4.2.2 of NZS6802:1991. | | iv. Construction of the Retirement Village is anticipated to comply with relevant standards, as set out in Appendix 4H v. Complies |

| Rule | Compliance | Comment | | | | |
|--|------------------|--|------------------|-------|----------|--|
| <p>v. The noise levels shall be measured and assessed in accordance with the requirements of NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.</p> | | | | | | |
| 5.2.6 Rural and Rural-Residential and Māori Purpose Zones | | | | | | |
| <p>i. The noise level (L10) as measured within any residentially zoned boundary or within the notional boundary of any rural dwelling shall not exceed the following:</p> <table><tr><td>7:00am to 8:00pm</td><td>50dBA</td></tr><tr><td>8:00pm to 7:00am</td><td>40dBA</td></tr></table> <p>ii. Exclusions</p> <p>Seasonal or temporarily intermittent noise resulting from agriculture and forestry activities (e.g. crop spraying, agriculture or forestry harvesting, frost control, etc) consistent with the predominant character of the Rural zone, are permitted provided that:</p> <p>a. The activity is conducted in accordance with good management practice; and</p> <p>b. Machinery is operated in accordance with manufacturers’ specifications.</p> <p>c. This exclusion does not include rural operations such as the distribution of industrial factory by-products.</p> <p>d. The noise levels set by this Rule do not apply within the Quarry Noise Control Boundary shown in Appendix 8. The noise levels set by this Rule will apply to Rural zoned land outside that boundary.</p> | 7:00am to 8:00pm | 50dBA | 8:00pm to 7:00am | 40dBA | Complies | There is no notable operational noise anticipated from the Retirement Village. |
| 7:00am to 8:00pm | 50dBA | | | | | |
| 8:00pm to 7:00am | 40dBA | | | | | |
| 5.3 Vibration | | | | | | |
| <p>i. Industrial (including the General Industrial Zone) and Business Activities</p> <p>Advice note: This Section does not include vibration created as a result of blasting. See Section 4.9.1 for rules related to blasting.</p> <p>Vibration from Industrial and Business activity shall not exceed the following average levels:</p> | Complies | Construction vibration will be compliant with construction vibration standards. Please refer to the acoustic assessment contained in Appendix 4H for further details. | | | | |

| Rule | Compliance | Comment | | | | | | | | | | |
|--|---|---|---|----------|--------------------|----------|------|---|--------------|----------|--|--|
| <div><div><div><div><div><div></div><div>At or within the boundary of any site zoned Residential, or within 20m of any dwelling in the Rural or Rural-Residential zones</div></div></div><table><tr><th>Time</th><th>Average weighted vibration level (Wb or Wd)</th></tr><tr><td>Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)</td><td>45 mm/s2</td></tr><tr><td>At all other times</td><td>15 mm/s2</td></tr></table><div><div><div></div><div>At or within the boundary of any adjacent site zoned Business or Industrial (including the General Industrial Zone):</div></div><table><tr><th>Time</th><th>Average weighted vibration level (Wb or Wd)</th></tr><tr><td>At all times</td><td>60 mm/s2</td></tr></table><div>The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.</div></div></div><div><div></div><div>Buildings adjacent to railway lines and state highways</div></div></div></div> | Time | Average weighted vibration level (Wb or Wd) | Monday to Saturday: 7.00am to 6.00pm (0700 to 1800) | 45 mm/s2 | At all other times | 15 mm/s2 | Time | Average weighted vibration level (Wb or Wd) | At all times | 60 mm/s2 | | |
| Time | Average weighted vibration level (Wb or Wd) | | | | | | | | | | | |
| Monday to Saturday: 7.00am to 6.00pm (0700 to 1800) | 45 mm/s2 | | | | | | | | | | | |
| At all other times | 15 mm/s2 | | | | | | | | | | | |
| Time | Average weighted vibration level (Wb or Wd) | | | | | | | | | | | |
| At all times | 60 mm/s2 | | | | | | | | | | | |
| 5.3 Lighting and Glare | | | | | | | | | | | | |
| <div><div><div><div><div></div><div>At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-Industrial zoned or non-Industrial precinct site adjoining.</div></div></div><div><div><div></div><div>At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:</div></div><div><div><div></div><div>An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-Industrial zone or non-Industrial precinct;</div></div></div></div></div></div> | Complies | A lighting plan has been included with the application within Appendix 4A , and is anticipated to comply with permitted standards. | | | | | | | | | | |

| Rule | Compliance | Comment |
|---|------------|--|
| <p>b. An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-Industrial zone boundary or non-Industrial precinct.</p> <p>iii. Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.</p> <p>iv. The outdoor lighting on any site adjoining any non-Industrial zoned or non-Industrial precinct site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site.</p> | | |
| 5.5 Air Emissions | | |
| 5.5.1 Odour | | |
| <p>The management of activities shall ensure that there is no odour nuisance at or beyond the boundary of the property.</p> <p>For the purpose of this rule an odour nuisance is defined as one that can be detected and determined to be a nuisance by three observers who are neutral to the issue, able to apply the frequency, intensity, duration and offensiveness to their observations and who are able to report these accurately; or an appropriately experienced Council or Regional Council Officer after having considered objectives, policies and guidelines of assessment as provided in the relevant sections of a Regional Air Plan or consideration of the provisions in Section 17 and Part XII of the RMA.</p> | Complies | No objectionable odour will be generated from the proposed retirement village. |
| 5.5.2 Dust | | |
| <p>Activities shall operate so as to ensure that dust generation is minimised. These activities shall be undertaken in a manner so as to avoid any adverse effects associated with dust and particulate emissions beyond the boundary of the site of emission</p> <p>As a guide, activities that result in a deposition rate beyond the boundary of the subject property of 4 grams or less per m² per 30 day period may be considered to be at an acceptable level in terms of mitigating dust nuisance.</p> | Complies | Dust control measures will be implemented on the site. Refer to the Infrastructure Report (Appendix 4D) and Construction Management Plan (Appendix 4E) for further detail. |

| Rule | Compliance | Comment |
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| <p>The reason that this is a guide in the Waikato Regional Plan for modelling to assess whether effects are objectionable, and is also a guide on the District Plan as opposed to a standard, is that what is acceptable will vary depending on the receiving environment and the background levels of deposited particulate matter already present.</p> <p>In other instances (i.e., where site characteristics differ) higher levels of deposition may be acceptable without resulting in objectionable effects or lower levels may be appropriate where for example background levels are low. Levels shall be determined on a site by site basis.</p> <p>Deposition monitoring shall be undertaken in accordance with draft ISO Standard 4222.2.</p> | | |
| 5.6 Management and Disposal of Wastes | | |
| 5.6.1 General | | |
| <p>i. All activities shall provide solid waste storage areas which shall be visually screened when viewed from any adjoining site or public place</p> <p>ii. No unauthorised dumping of solid waste materials shall be permitted</p> | Complies | All buildings will be provided with bin storage areas that are appropriately screened |
| 5.6.2 Effluent Disposal Systems | | |
| No disposal of non-human waste is proposed, therefore this standard is not applicable. | | |
| 5.7 Use and Storage of Hazardous Substances | | |
| No hazardous facilities are proposed, however it is noted that some hazardous substances will be stored on the Retirement Village site in association with the facilities/landscaping and the hospital. It is anticipated that these would comply with the Consent Status Matrix set out in Section 5.7.2, and as a matter of conservatism, a Hazardous Substances Management Plan has been prepared for the site (refer Appendix 10). | | |
| 5.8 Regular Stock Movement within a Road | | |
| No stock movements are proposed, therefore this standard is considered not applicable. | | |
| 5.9 Infrastructure and Servicing | | |
| 5.9.1 Performance Standards | | |
| <p>i. Stormwater – the subdivision and development of land shall be carried out so as to provide for effective stormwater management, in compliance with the Development Manual</p> | Complies | 5.9.1(i) – (iii) do not apply to the Retirement Village, with stormwater, wastewater, and |

| Rule | Compliance | Comment |
|--|------------|---|
| <p>ii. Wastewater – where available within a reticulated area, every allotment or household unit shall be provided with a connection to the Council’s wastewater reticulation system, in compliance with the Development Manual</p> <p>iii. Water supply – where available within a reticulated area every allotment or household unit shall be provided with a connection to the Council’s water reticulation system, in compliance with the Development Manual</p> <p>iv. Transportation – The performance standards for transportation set out in Section 9 Transportation must be met. In addition:</p> <ul style="list-style-type: none"> a. In any subdivision every Certificate of Title shall have access to a formed, legal road in compliance with the Development Manual b. Where a new road is created, street lighting, streetscape planting, and any street furniture shall be designed and provided in compliance with the Development Manual c. Subdivision and development of the Industrial Zone area east of Rockford Street (Lot 2 DP 313622 and Part Lot 4 DPS 803) or any subsequent titles shall not have direct access onto SH24. <p>v. Other reticulation – Telecommunication and electricity reticulation shall be provided at the time of subdivision and in accordance with the requirements of the relevant network utility operator in compliance with the Development Manual. Refer also to Section 8: Works and Network Utilities</p> <p>vi. Firefighting Water Supply - Where a connection to a reticulated water supply is not possible, adequate provision shall be made for firefighting water supply and access to the supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>vii. Papakāinga</p> | | <p>water-supply being provided on-site and being self-serviced.</p> <p>5.9.1(iv) and (vi) will be complied with. Refer to the Infrastructure Report (Appendix 4D) for further details.</p> <p>5.9.1(vii) does not apply to the proposal as no Papakāinga housing is proposed</p> |

Part B: Section 6 – Subdivision

Section 6.1 – Subdivision Activity Table

| Activity | Rural | Rural-Residential | Compliance | Comments |
|--|---------------------------------|---------------------------------|----------------|---|
| 1. All Zones | | | | |
| 1a. Boundary Adjustment | <u>Controlled</u> | Controlled | Not applicable | No boundary adjustments are proposed |
| 1b. Bonus Protection Lots | <u>Discretionary</u> | <u>Discretionary</u> | Not applicable | No bonus protection lots are proposed |
| 1c. Works and Networks Utilities | <u>Controlled</u> | Controlled | Not applicable | No subdivision for works and network utilities is proposed |
| 1d. Subdivision with one or more new vacant developable lots: <ul style="list-style-type: none"> Within a National Grid Subdivision Corridor; Within 20m either side of the centreline of a sub-transmission line | <u>Restricted Discretionary</u> | <u>Restricted Discretionary</u> | Not applicable | No lots are proposed within a national grid subdivision corridor or within 20m of a sub-transmission line |
| 1e. Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none"> Any state highway, or A railway line included in the definition of "regionally significant infrastructure". | <u>See 6.3.11</u> | <u>See 6.3.11</u> | Not applicable | No lots are proposed adjoining a state highway or railway line |
| 1f. Subdivision of scheduled sites | <u>N/A</u> | <u>N/A</u> | Not applicable | The site is not scheduled |
| 2. Subdivision in Residential, Medium Density Residential, Business and Industrial Zones | | | | |
| The site does not fall within any of the specified zones. Therefore, no consents are required under 6.1.1.2 | | | | |
| 3. Rural-Residential | | | | |
| The site does not fall within any of the specified zones. Therefore, no consents are required under 6.1.1.3 | | | | |
| 4. Rural Subdivision on High Quality Soils | | | | |

| Activity | Rural | Rural-Residential | Compliance | Comments |
|---|---------------------------------|-------------------|----------------------|--|
| 4a. Rural lot Minimum Lot size 40ha | <u>Controlled</u> | <u>N/A</u> | Non-Complying | All Lots are less than 40ha in size. The subdivision of high-quality soils in the Rural Zone proposed is therefore considered to be a non-complying activity pursuant to Rule 2.1.5 |
| 4b. Small Rural Lot. One Small Rural Lot per title in existence at 4 December 2013 or per title created after 4 December 2013 where an entitlement to apply for subdivision of a Small Rural Lot as a controlled activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size between 8ha and 40ha and subject to a balance lot area of 20ha or more. | <u>Controlled</u> | <u>N/A</u> | Not applicable | Not relevant to proposal |
| 4c. One Rural Lifestyle Lot per title in existence at November 1996 or per title created as a result of a Small Rural lot subdivision after November 1996 where an entitlement to apply for subdivision of a Rural Lifestyle Lot as a restricted discretionary activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size of between 2500m ² and 10,000m ² and subject to a balance area of 40ha or more. | <u>Restricted Discretionary</u> | <u>N/A</u> | Not applicable | Not relevant to proposal |

5. Rural Subdivision on General Quality Soils

The portion of the site within the rural zone is considered to contain high quality soils. Therefore, no consents are required under Rule 6.1.5.

6. Rural Lot with a Complying Dwelling Site

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| Activity | Rural | Rural-Residential | Compliance | Comments |
|----------|-------|-------------------|------------|----------|
|----------|-------|-------------------|------------|----------|

No Lots contain a compliant dwelling when taking into consideration the rural and rural-residential zone standards. Therefore, no consents are required under Rule 6.1.6.

| | | | | |
|---|----------------------|------------|----------------|--|
| 7. Rural Zone | | | | |
| 7a. Boundary relocation lot | <u>Discretionary</u> | <u>N/A</u> | Not applicable | No boundary relocations are proposed |
| 7b. Subdivision in the Banks Road to Mangawhero Road Structure Plan Area that results in the first road connection to Banks Road through the Rural Zone and Future Residential Policy Area from subdivision of the Residential Zone | <u>Discretionary</u> | <u>N/A</u> | Not applicable | The site is not located within the Mangawhero Road Structure Plan Area |
| 7c. Subdivision in the Banks Road to Mangawhero Road Structure Plan Area that results in a second or subsequent road connection to Banks Road through the Rural Zone and the Future Residential Policy Area | <u>Non-Complying</u> | <u>N/A</u> | Not applicable | The site is not located within the Mangawhero Road Structure Plan Area |

8. Settlement Zone

The site is not within the settlement zone. Therefore, no consents are required under Section 6.1.1.8

9. Subdivision of Papakāinga

The proposal does not involve subdivision of Papakāinga. Therefore, no consents are required under Section 6.1.1.9

Section 6.2 – Subdivision General Performance Standards

| Rule | Compliance | Comment |
|--|------------|---------|
| 6.2.1 All Subdivision – General Performance Standards | | |
| iv. All subdivision shall comply with the relevant performance standards in this section | | |
| 6.2.3 Infrastructure and Servicing Standards | | |

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| Rule | Compliance | Comment |
|---|-----------------|---|
| v. The standards within Section 5.9 shall apply vi. In addition, adequate provision shall be made for on-site wastewater and stormwater disposal for subdivision in the Rural and Rural-Residential and Māori Purpose Zones, where there is no connection to Council services | Does not comply | The proposal does not comply with Standard 5.9.1(iv), as the proposal does not comply with Transportation Standards within Section 9. However, the proposal complies with all other elements of Section 5.9, and adequate provision is made for wastewater and stormwater disposal. |
| 6.2.4 Development Suitability | | |
| (i) Building Site | | |
| Excluding Lockerbie Development Area Plan. Each lot must contain a minimum 150m ² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments. | Not applicable | No vacant lots are proposed as part of the subdivision application. |
| 6.2.5 Development Contributions | | |
| The standards within Section 7 shall apply. The consent holder shall contribute to the provision of services, reserves and recreation facilities identified as being necessary to serve the anticipated demand resulting from the subdivision of the land. The consent holder shall provide any other services required at their own expense. | Complies | The proposal will comply with Section 7. |
| 6.2.6 Esplanades | | |
| (i) Esplanade Reserves | | |
| Where subdivision occurs, creating lots less than 4 hectares, or greater than 4 hectares along rivers specified in (d) below, Council shall require esplanade reserves of 20m in width. However in some circumstances it may be appropriate either to increase or decrease the width of the reserve or to establish an esplanade strip as an alternative. | Not applicable | The site does not contain any rivers requiring the creation of an esplanade reserve or strip. |

| Rule | Compliance | Comment |
|--|----------------|---|
| <p>a. An esplanade reserve may be reduced below 20m in the following circumstances:</p> <ul style="list-style-type: none"> Where an existing structure is located within the 20m reserve and an appropriately smaller esplanade reserve can be vested; Where a natural hazard protection area is operative on land that would otherwise be an esplanade reserve; Where the topography limits the effectiveness of the reserve. <p>b. An esplanade reserve of a greater width than 20m may be taken in the following circumstances:</p> <ul style="list-style-type: none"> Where the area has significant conservation and heritage values which require protection greater than a 20m reserve can provide; Where the topography requires it to be more effective. <p>c. An esplanade reserve may be waived in the following circumstances:</p> <ul style="list-style-type: none"> Where the land is identified on a Queen Elizabeth II National Trust Protective Covenant, Reserves Act Covenant, Conservation Act Covenant or other Covenant that is in perpetuity; Where by reason of public safety and/or security an esplanade reserve would be inappropriate and security cannot be assured by some other means. For example, where there are defence lands, existing public road, sensitive machinery, irrigation works or activities. <p>d. Where subdivision occurs creating lots 4 hectares or more in size, Esplanade Reserves shall be taken along the following rivers:</p> <ul style="list-style-type: none"> Waihou, Waitoa, Piako, Waitakaruru, Waiomou, Rapurapu, Topehaehae and from land immediately adjoining the Kopuatai Peat Dome; The width of the reserve shall be 20m unless any of the above circumstances (a, b or c) apply. | | |
| (ii) Esplanade Strips | | |
| <p>a. An esplanade strip may be established instead of an esplanade reserve in the following circumstances:</p> <ul style="list-style-type: none"> Where significant erosion is known to occur. | Not applicable | The site does not contain any rivers requiring the creation of an esplanade reserve or strip. |

| Rule | Compliance | Comment |
|--|----------------|--|
| <p>b. Where an esplanade strip is considered to be more appropriate than an esplanade reserve, the width of that esplanade strip shall be:</p> <ul style="list-style-type: none"> • A minimum of 20m where erosion is a known problem; • A minimum of 5m where the esplanade strip is established solely for access purposes. <p>The situations relating to a reduction or increase in width of esplanade reserves shall relate to the physical conditions of the site.</p> | | |
| (iii) Access Strips | | |
| <p>a. An access strip may be established instead of an esplanade reserve or an esplanade strip in the following circumstances:</p> <ul style="list-style-type: none"> • Where for reasons of public security or public safety restrictions, access is required; • Where existing development means that an esplanade reserve or esplanade strip cannot practically be established; • Where roads are available for the purpose. | Not applicable | The site does not contain any rivers. |
| 6.2.7 Protection and preservation of existing drainage channels | | |
| <p>All subdivisions shall be planned, designed and constructed so as to:</p> <ul style="list-style-type: none"> i. Protect and preserve existing natural or open drainage channels; ii. Ensure all drainage systems do not cause erosion or flooding outside the subdivision to any greater extent that would occur in the absence of subdivision and improvements; iii. Avoid flooding of land; iv. Leave all drainage channels in as natural a condition as possible, enhance fish habitats and water quality with riparian planting where appropriate; v. Provide for crossing of water courses whose bed has an average width of 3 metres or more by spanning so that natural stream beds will not be altered thereby causing adverse environmental damage. <p>See also Section 8: Works and Network Utilities and Section 11: Natural Hazards.</p> | Complies | Refer to the Infrastructure Report (Appendix 4D) for further details. |

| Rule | Compliance | Comment |
|--|----------------|--|
| 6.2.8 Earthworks | | |
| See Performance Standards: Section 5 and the requirements of the Development Manual. | Complies | The proposal is considered to comply with relevant standards in Section 5, and with the requirements of the Development Manual. An Earthworks Management Plan is included with the application as Appendix 4F . |
| 6.2.9 Natural Hazards | | |
| See Natural Hazards: Section 11. | Complies | The site is not subject to any natural hazards. |
| 6.2.10 Conservation | | |
| See Performance Standards: Section 5 | Complies | The proposal is considered to comply with relevant standards |
| 6.2.11 Vesting of beds and rivers | | |
| The bed of any river over 3m in width included in a subdivision consent shall be west in the Crown | Not applicable | No river over 3m in width is included within the site. |
| 6.2.12 Protection of Scheduled Significant Items | | |
| <p>Council shall require the legal protection in perpetuity of any scheduled significant item or feature with the exception of Scheduled Item 213 of Schedule 3, as a condition of subdivision consent. Scheduled significant items are listed in Schedules 1, 2 and 3.</p> <ul style="list-style-type: none"> a. Council shall require that legal boundaries are located in a position that does not impair or destroy the integrity of the scheduled significant item; b. Suitably qualified persons shall, be engaged, if necessary, to determine the boundaries or significance of such items; c. Any such required protective measures shall be taken into account when addressing the Development Contribution for reserves that would otherwise apply. See Section 7: Development Contributions. | Not applicable | There are no scheduled significant items on the site. |
| 6.2.13 Protection of Other Items | | |
| Council may require, as a condition of subdivision consent, the legal protection in perpetuity of a significant feature that is found to exist on the property for the purpose of protecting | Not applicable | It is not considered that the site contains any features of value to the community. |

| Rule | Compliance | Comment |
|---|-----------------|---|
| <p>the feature. A feature may include an area or item of significant indigenous, ecological, landscape or heritage value to the community.</p> <p>Provided that this rule shall not apply to Scheduled Item 213 of Schedule 3 and where approval has otherwise been given for use of archaeological sites from Heritage New Zealand. Evaluation shall be undertaken in accordance with the criteria in Appendix 1. The feature/area must be fully described and intrinsic value ranked alongside other similar features. Any protective measures shall be taken into account when assessing the financial contribution for reserves that would otherwise apply. See Development Contributions: Section 7.</p> <p>Council may require that legal boundaries are located in a position that does not impair or destroy the integrity of the significant feature found to exist on the property.</p> | | |
| 6.2.14 Protection of riparian areas | | |
| See Performance Standards: Section 5.1.1. | Not applicable | There are no riparian areas within the site. |
| 6.2.15 Existing Buildings to Comply | | |
| <p>All subdivision consent applications shall demonstrate that existing and proposed buildings comply with the provisions of the District Plan once the new lots have been created.</p> <p>If an existing building is unable to comply with the provisions of the District Plan with respect to yard setbacks from external, un-changed boundaries a land use consent will not be required in respect of this non-compliance.</p> | Does not comply | All existing buildings are to be removed from the site. Proposed buildings will not comply with the District Plan once the new Lots have been created, and a blanket land use consent is sought alongside this subdivision consent. |

Section 6.3 - Additional Performance Standards by Subdivision Activity

| Rule | Compliance | Comment |
|--|------------|---------|
| 6.3.1 Residential, Business and Industrial (Non-Scheduled) Lot (Controlled Activity) | | |
| The site is not within the residential, business, or industrial zone. Therefore, this is considered not applicable | | |

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| Rule | Compliance | Comment |
|---|----------------|--|
| 6.3.2 Banks Road Structure Plan Area (Controlled Activity) | | |
| The site is not within the Banks Road Structure Plan Area. Therefore, this is considered not applicable | | |
| 6.3.3 Structure Plan Areas and Development Area Plans | | |
| <p>i. Additional Performance Standards</p> <p>Compliance with the relevant Structure Plan or Development Area Plan for subdivision within the following areas:</p> <ul style="list-style-type: none"> • Eldonwood South Structure Plan • Tower Road Structure Plan • Banks Road, Matamata Structure Plan • Banks Road to Mangawhero Road Structure Plan • Lockerbie Development Area Plan • Avenue Business Park Development Area Plan <p><i>Note: The Structure Plans and Development Area Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.</i></p> <p>ii. Restricted Discretionary Assessment Criteria</p> <p>See Section 6.5.</p> <p>iii. Non-compliance</p> <p>Subdivisions within the Structure Plan areas and Development Area Plans that fail to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity, except in the Avenue Business Park Development Area Plan where it shall be a discretionary activity.</p> | Not applicable | The site is not located within a Structure Plan area. |
| 6.3.4 General Quality Soils (Controlled Activity and Restricted-Discretionary Activity) | | |
| <p>i. General quality soils – additional performance standard</p> <p>For subdivisions utilising the general quality soils lot rules the parent lot shall contain no more than 25% high quality soils and site specific soil classification assessment from a suitably qualified person may be required to determine the amount of high quality soils on the site at a scale of 1:5,000.</p> | Not applicable | Outside of the Eldonwood Structure Plan Area, the site contains High Quality Soils. Therefore, there are no general quality soils on the site and this is considered not applicable. |

| Rule | Compliance | Comment | | | | | | | | | | | | |
|--|-------------------------------|------------------------------|---|-----------------------|---------------------|--------------|---------------------|---|---------------------|-------------------------------|---------------------|---|----------------|---|
| <div>ii. Controlled and Restricted Discretionary Assessment Criteria</div> <div>iii. Non-compliance</div> <div>Subdivisions utilising the general quality soil rules that fails to comply with the standards in 6.3.4(i) above shall be a non-complying activity.</div> | | | | | | | | | | | | | | |
| 6.3.5 Rural-Residential Zone (Restricted Discretionary Activity) | | | | | | | | | | | | | | |
| <div>i. Additional performance standards</div> <table><tr><td></td><td>Density (per existing title)</td><td>Minimum Lot Size</td><td>Additional Provisions</td></tr><tr><td>Rural-Residential 1</td><td>1 lot per ha</td><td>2,500m²</td><td><ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed</td></tr><tr><td>Rural-Residential 2</td><td>1 lot per 5,000m²</td><td>2,500m²</td><td><ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed.Any previous restriction regarding average lot sizes from subdivisions granted prior to 6 April 2018 shall be nullified.</td></tr></table> | | Density (per existing title) | Minimum Lot Size | Additional Provisions | Rural-Residential 1 | 1 lot per ha | 2,500m ² | <ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed | Rural-Residential 2 | 1 lot per 5,000m ² | 2,500m ² | <ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed.Any previous restriction regarding average lot sizes from subdivisions granted prior to 6 April 2018 shall be nullified. | Not applicable | This site is located within the Rural Zone. |
| | Density (per existing title) | Minimum Lot Size | Additional Provisions | | | | | | | | | | | |
| Rural-Residential 1 | 1 lot per ha | 2,500m ² | <ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed | | | | | | | | | | | |
| Rural-Residential 2 | 1 lot per 5,000m ² | 2,500m ² | <ul style="list-style-type: none">Applications for more than 5 additional lots, shall provide a lot area of 5,000m² or greater for at least half of the total number of additional lots proposed.Any previous restriction regarding average lot sizes from subdivisions granted prior to 6 April 2018 shall be nullified. | | | | | | | | | | | |
| <div>ii. Access to all lots created from one title is to be from a new road or, if none is provided for, then one entranceway off an existing road.</div> | | | | | | | | | | | | | | |
| <div>iii. Restricted Discretionary Assessment Criteria</div> <div>See Section 6.5.</div> | | | | | | | | | | | | | | |
| <div>iv. Non-compliance</div> <div>Any subdivision proposed which does not comply with 6.3.5(i) and (ii) above shall be a non-complying activity.</div> | | | | | | | | | | | | | | |

| Rule | Compliance | Comment |
|---|------------|---------|
| 6.3.6 – 6.3.16 | | |
| No relevant subdivision activities are proposed. Therefore, the above sections are considered to be not applicable. | | |

Part B: Section 8 – Works and Network Utilities

| Activity | Rural | Compliance | Comment |
|---|------------------|------------|---|
| 8.1 Telecommunications | | | |
| 8.1.1 Activity Table | | | |
| 1. Underground telecommunications lines | <u>Permitted</u> | Complies | New underground telecommunications lines will be laid to service the Retirement Village. Refer to the Infrastructure Report for further details (refer Appendix 4D) |
| The provisions of 8.1.1(2) – (15) are considered to not be applicable to the proposal. | | | |
| 8.2 Electricity Transmission and Distribution Activities | | | |
| 8.2.1 Activity Table | | | |
| 1. Underground electrical cables and ancillary electrical equipment | <u>Permitted</u> | Complies | New underground electrical cables are proposed to service the Retirement Village. Refer to the Infrastructure Report for further details (refer Appendix 4D) |
| The provisions of 8.2.1(2) – (12) are considered to not be applicable to the proposal. | | | |
| 8.3 Renewable Energy Generation Activities | | | |
| No renewable energy generation activities are proposed as part of this consent. Therefore, no consents are required under 8.3.1 | | | |
| 8.4 Liquid fuels and gas transmission and distribution | | | |
| No liquid fuels or gas transmission facilities are proposed as part of this consent. Therefore, no consents are required under 8.4.1. | | | |
| 8.5 Water, Wastewater and Stormwater | | | |
| 8.5.1 Activity Table | | | |

| Activity | Rural | Compliance | Comment |
|--|---------------------------------|----------------|---|
| 1. Water, wastewater, and stormwater connections to public networks | <u>Permitted</u> | Not applicable | Water, wastewater, and stormwater will be provided on-site and self-serviced. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 2. Ventilation, drop shafts and manholes | <u>Permitted</u> | Complies | Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 3. Underground pipelines and fittings for the conveyance of water, wastewater, and stormwater | <u>Permitted</u> | Complies | Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 4. Above ground pipelines and fittings for the conveyance of water, wastewater and stormwater, attached to existing bridges or structures | <u>Permitted</u> | Not applicable | No existing bridges or structures will be retained on the site |
| 5. Above ground pipelines and fittings for the conveyance of water, wastewater, and stormwater, not attached to existing bridges or structures | <u>Restricted Discretionary</u> | Not applicable | No above ground pipes are proposed |
| 6. Wastewater pump stations | <u>Permitted</u> | Complies | One wastewater pump station is proposed on the site. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 7. Water storage tanks | <u>Permitted</u> | Complies | Water storage tanks are proposed on the site for the storage of treated groundwater. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 8. Water reservoirs | <u>Permitted</u> | Not applicable | No water reservoirs are proposed on the solar farm sites |
| 9. Water treatment plants | <u>Permitted</u> | Complies | A water treatment plant is proposed on the Retirement Village to treat groundwater for domestic supply. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |

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| Activity | Rural | Compliance | Comment |
|--|---------------------------------|--|--|
| 10.1 Stormwater detention ponds and similar facilities to reduce stormwater runoff volume, flow, and contaminant loads prior to discharge, excluding: <ul style="list-style-type: none"> rain gardens infiltration trenches wetlands domestic-scale on-site stormwater management and disposal systems | <u>Permitted</u> | Complies | Two stormwater detention ponds are proposed to manage stormwater runoff volume and flow. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 10.2 Stormwater detention by means of: <ul style="list-style-type: none"> Rain gardens; Infiltration trenches; Wetlands; All stormwater detention facilities and ponds on sites subject to a DCP | <u>Permitted</u> | Complies | Raingardens and infiltration trenches are proposed for stormwater detention. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 11. Domestic-scale on-site stormwater management and disposal systems. (See Waikato Regional Plan for consent requirements) | <u>Permitted</u> | Complies | All stormwater is proposed to managed and disposed of on-site. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 12. Secondary flow paths | <u>Restricted Discretionary</u> | Restricted Discretionary Activity | Secondary flow will be directed through proposed private road corridors to the stormwater basins. This is a Restricted Discretionary Activity . Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 13. Water and irrigation races, open drains, and channels (not being secondary flow paths) | <u>Permitted</u> | Complies | Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |

| Activity | Rural | Compliance | Comment |
|--|---------------------------------|--|---|
| 14. Wastewater treatment plants (exclusive of domestic-scale on-site wastewater disposal systems) | <u>Restricted Discretionary</u> | Restricted Discretionary Activity | A centralised wastewater treatment plant is proposed for the entirety of the Retirement Village. This is therefore not considered domestic-scale, and consent is sought as a Restricted Discretionary Activity . Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 15. Domestic-scale on-site wastewater disposal systems | <u>Permitted</u> | Not applicable | A centralised wastewater treatment and disposal system is proposed, therefore consent is sought above and this rule is considered not applicable |
| 16. Erosion protection, culverts, measuring devices (flow structures) and water quality monitoring devices | <u>Permitted</u> | Not applicable | No relevant structures are proposed |
| 8.5.2 Performance Standards | | | |
| 8.5.2.i The standards in the Development Manual | | Complies | Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 8.5.2.ii The following structures must meet the development controls for the zone within which they are located: a. Water storage tanks; b. Water reservoirs; c. Water treatment plants; d. Wastewater treatment plants. The Rural zone development controls shall apply in the Kaitiaki (Conservation) zone. | | Complies | The water storage tanks, water treatment plants, and wastewater treatment plants will comply with the development controls for the rural zone. Refer to the Infrastructure Report and Engineering Drawings (Appendix 4D) for further details |
| 8.6 Transport Network | | | |

| Activity | Rural | Compliance | Comment |
|---|----------------------------|----------------|---|
| 8.6.1 Activity Table | | | |
| 1. Operation, maintenance, and safety works relating to existing public roads and state highways. (See advice notes below.) | <u>N/A</u> | Not applicable | N/A in the Rural zone |
| 2.1 New public roads, service lanes, cycleways, walkways, and public car parks, as part of a subdivision | <u>Discretionary</u> | Not applicable | No new public roads are proposed on the Retirement Village. All proposed roads in the village will be privately owned |
| 2.2 New cycleways and walkways not part of a subdivision or included in a Reserve Management Plan | <u>Permitted</u> | Not applicable | No new public cycleways or walkways are proposed. |
| 2.3 New cycleways and walkways not part of a subdivision, but included in Reserve Management Plan | <u>Permitted</u> | Not applicable | No new public cycleways or walkways are proposed. |
| 3. New public roads, service lanes, cycleways, walkways, and public car parks, as part of a subdivision | <u>Refer Rule 9.1.2(v)</u> | Not applicable | No subdivision is proposed |
| 4. New state highways | <u>Discretionary</u> | Not applicable | No new state highways are proposed |
| 5. New railway network and ancillary equipment (outside of Designation 88) | <u>Discretionary</u> | Not applicable | No new railway network proposed |
| 8.7 Stock movements and stock crossings | | | |
| Stock movements will be handled outside of the road reserve, where applicable. Therefore, no consents are sought under Section 8.7. | | | |
| 8.8 Flood Control Works | | | |
| No flood control works are proposed. Therefore, no consents are sought under Section 8.8 | | | |
| 8.9 Miscellaneous works and network utilities | | | |
| No matters under Section 8.9 are proposed as part of this consent. Therefore, no consents are sought under Section 8.9 | | | |

Part B: Section 9 – Transportation

| Rule | Compliance | Comment |
|---------------------|------------|---------|
| 9.1.2 Access | | |

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| Rule | | Compliance | Comment |
|---|------------------------|------------------------|--|
| ii. Activity Table – Vehicle Crossing | | | |
| Performance Criteria | Activity Status | | |
| 1. Significant Roads | | | |
| The site does not adjoin or gain access from any significant roads. Therefore, no consent is required under 9.1.2.1 | | | |
| 2. Arterial Roads | | | |
| The site does not adjoin or gain access from any arterial roads. Therefore, no consent is required under 9.1.2.2 | | | |
| 3. Collector and Local Roads | | | |
| 3.1. An existing vehicle crossing that does not change in character, scale, or intensity of use. | <u>Permitted</u> | Not applicable | No existing crossings will be re-used as part of the proposal. |
| 3.2. An existing vehicle crossing that changes in character, scale, or intensity of use, meeting the performance standards in 9.1.2(iv)(a)(i)–(iv). | <u>Permitted</u> | Not applicable | No existing crossings will be re-used as part of the proposal. |
| 3.3. An existing vehicle crossing that changes in character, scale, or intensity of use not meeting the performance standards in 9.1.2(iv)(a)(iii) provided that: <ul style="list-style-type: none"> ▪ The crossing is utilised for a new activity that requires the same or lesser standard of entranceway than the current use; and ▪ The current formation is greater or equal to the vehicle crossing required for the new activity; and ▪ The crossing will serve an activity that is otherwise a permitted activity under the District Plan. | <u>Permitted</u> | Does not comply | The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i) |
| 3.4. A new vehicle crossing that complies with the performance standards in 9.1.2(iv)(a)(i)–(iv). | <u>Permitted</u> | Does not comply | The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i) |

| Rule | | Compliance | Comment |
|---|-------------------|------------------------|--|
| <p>3.5. An existing vehicle crossing that changes in character, scale or intensity of use or a new vehicle crossing where:</p> <ul style="list-style-type: none"> ▪ The performance standards in 9.1.2(iv)(a)(i)–(iii) are met except that the separation distance from an intersection cannot be met; and: ▪ The vehicle crossing is not associated with a new subdivision; and: ▪ The vehicle crossing is the only vehicle crossing serving the property; and: <p>The vehicle crossing is located on the furthest property boundary so as to maximise the separation distance from the intersection.</p> | <u>Permitted</u> | Does not comply | The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i) |
| <p>3.6. An existing vehicle crossing that changes in character, scale, or intensity of use or new vehicle crossing where:</p> <ul style="list-style-type: none"> ▪ The vehicle crossing is not associated with a new subdivision; and: ▪ The vehicle crossing is the only vehicle crossing serving the site; and: ▪ The performance standards in 9.1.2(iv)(a)(i) and 9.1.1(iv)(a)(ii) can be met; and: <p>There is no location anywhere along the site’s frontage that can comply with the minimum sight distances and/or separation distances to intersections contained within the Development Manual; and the activity is not a permitted activity under 3.1–3.5.</p> | <u>Controlled</u> | Does not comply | The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i) |

| Rule | | Compliance | Comment |
|--|---------------------------------|--|---|
| 3.7. Any vehicle crossing on to Collector or Local Roads that is not permitted under 3.1–3.5; or controlled under 3.6. | <u>Restricted Discretionary</u> | Restricted Discretionary Activity | The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i), and therefore consent is required as a Restricted Discretionary Activity. |

Advice Note: References in the District Plan and in the table above to “changes in character, scale, or intensity” means an increase in the number of vehicle movements, and/or an increase in peak vehicle movements, and/or an increase in the number of heavy vehicles.

iii. Access to Significant Roads and Arterial Roads

No access to a significant or arterial road is proposed.

iv. Access to Collector and Local Roads

A – Performance Standards

| | | | |
|------|---|------------------------|---|
| i. | The vehicle crossing shall be designed, formed, and constructed in accordance with the Development Manual; | | |
| ii. | There shall be less than an average of 250 car equivalent movements per day within any one week using the vehicle crossing, where a car equivalent movement is defined as follows: 1 car to and from the site = 2 car equivalent movements 1 truck to and from the site = 6 car equivalent movements 1 truck and a trailer to & from the site = 10 car equivalent movements Provided that a single residential dwelling is deemed to generate 8 car equivalent movements per day; | | |
| iii. | The vehicle crossing shall comply with the minimum sight distances, and separation distances to intersections, contained within the Development Manual; | | |
| iv. | A second or subsequent vehicle crossing serving the same site shall meet the vehicle crossing separation standards in the Development Manual. | | |
| | | Does not comply | i. The vehicle crossing to Station Road does not comply with the requirements of the Development Manual ii. The retirement village is anticipated to not generate more than 250 car equivalent movements per day iii. The vehicle crossing to Station Road complies with minimum sight distances iv. The second vehicle crossing serving the Retirement Village to the south complies with the development manual. |

| Rule | Compliance | Comment |
|---|------------------------|---|
| v. Roads, private ways and access legs within a new subdivision | | |
| A – Performance Standards | | |
| i. Any road, or private way/access leg that is new or changed in character, intensity or scale of use shall comply with the standards in Table 3.1 of the Development Manual. ii. Any road, or private way/access leg that is new or changed in character, intensity or scale of use shall be designed, constructed and located in accordance with the Development Manual. | Does not comply | The proposed private roads within the Retirement Village do not comply with the standards in Table 3.1 of the development manual which provides for a maximum of 6 households access from a private access. |
| vi. Access for seasonal rural activities | | |
| No access for seasonal rural activities is proposed, and this is therefore not applicable. | | |
| vii. Access to properties with frontage to “Shopping Frontage” | | |
| No “shopping frontage” within vicinity of the site. This is therefore not applicable. | | |
| viii. General access standards (all roads) | | |
| A – Performance Standards | | |
| i. Every owner or occupier shall provide vehicular access to their property for parking and/or loading from a formed legal road or over land by mutual right of way or service lane. ii. The primary access to a lot shall be designed and constructed in accordance with the relevant standards being DG307, DG308, or Diagrams C, D, or E in the Development Manual or alternatively to such standards as agreed with the relevant road controlling authority. The design and construction of any secondary access shall be based on the anticipated use of the access and shall comply with an appropriate entranceway standard as contained within the Development Manual (see Rule 9.1.2 (ii)–(vii)). For the purpose of this rule “secondary access” includes accesses used occasionally, but excludes | Does not comply | The relevant standard is DG307, and the proposal does not comply. Refer to the Transport Assessment for further details. |

| Rule | Compliance | Comment |
|---|------------|---------|
| <p>accesses used by heavy vehicles and the main working access to a property/lot, which are considered primary accesses.</p> <p>iii. Where upgrading of existing roads/construction of new roads is required to serve any controlled, restricted-discretionary, discretionary or non-complying activities, Council shall:</p> <ul style="list-style-type: none"> ▪ Determine the appropriate roading standards; ▪ Having regard to: <ul style="list-style-type: none"> ➤ The road classification (hierarchy); ➤ Current and future traffic volumes; and; ➤ The intended function of the relevant road. <p>iv. Where any part of land being subdivided is required for road widening or for other street purposes or for other works, the subdivision shall be designed as though such land had been dedicated prior to the time of subdivision.</p> <p>v. All work on crossings within the road boundaries shall be in accordance with the Development Manual (unless otherwise consented) and shall be undertaken at the expense of the owner.</p> <p>vi. In respect of the urban environment, subdividers shall be required to provide only those crossings where the location is fixed at the time of subdivision, such as private access ways, rights of way, and where lots have less than 5m road frontage. In all other cases, the crossings shall be constructed at the time of building in accordance with the Development Manual.</p> | | |

9.1.3 On-site Loading

No on-site loading is required

9.1.4 On-site Parking

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| Rule | | Compliance | Comment |
|--|--|------------|--|
| <p>(i) Every person who proposes to erect, re-erect, construct or substantially reconstruct, alter or add to a building on a site or who changes the use of any land or building, shall provide suitable areas for the parking of vehicles as required below, except for within the urban areas of the Towns of Matamata, Morrinsville and Te Aroha which include all landuse within the Residential, Business and Industrial Zones.</p> | | Complies | The proposal provides sufficient parking in accordance with Standard 9.1.4. Refer to the Transport Assessment for further details. |
| Activity | Parking Spaces Required | | |
| Dwellings / Residential Unit | 2 spaces Note: One may be “stacked” where it does not interfere with shared access | | |
| Nursing and convalescent homes | Visitor parking at a ratio of 1 space per ten beds, plus 1 space per two employees, plus 1 space per ambulance | | |
| Restaurants/licensed premises | 1 space per 10m ² | | |
| Recreational and community activities with no buildings including playing fields and outdoor courts | 1 space per ten persons the facility is designed to accommodate | | |
| Childcare centres | 1 space for every four children, plus 2 spaces for every three full-time staff equivalents | | |
| Health care services (doctors/dentists) / Healthcare facilities (Whare Hauora) | 3 spaces per consultant | | |

| Rule | | Compliance | Comment |
|--|--|------------|---|
| Administrative, commercial and professional offices (excluding home occupations) | 1 space per 40m ² gross floor area | | |
| Supermarkets | 1 space per 20m ² gross floor area | | |
| Retail/shops under 5,000m ² gross floor area | 1 space per 40m ² gross floor area | | |
| Works and network utilities | All permanent employee parking and loading requirements to be on-site | | |
| i. General parking, loading and formation standards | | | |
| (i) | Location of Parking and Loading Areas a. The provision for parking and loading in respect of any site shall not be on: <ul style="list-style-type: none">Part of any manoeuvring area or access lane, or road;Any screening required by this Plan;Any solid waste storage area required by this Plan. b. In the Business and Industrial zones manoeuvring may be on service lanes. c. Parking and loading spaces are to be either visible from the public road or clearly signposted at the road frontage. | Complies | Refer to the Transport Assessment for further details |
| (ii) | Access, parking and loading areas All shared private accessways, rights of way, access lots, common area for access, parking and loading areas shall be designed, formed and surfaced in accordance with the Development Manual. | | |
| (iii) | Stacked parking Council shall accept stacked parking only in the case of dwellings provided that the stacking area is exclusive of all those matters listed in(i) above. | | |

| Rule | Compliance | Comment |
|--|------------|---|
| (iv) Reverse manoeuvring <ul style="list-style-type: none"> a. When three or more parking spaces or any loading space are required by this Plan to be provided on site, or where three or more carparks are provided on a site, sufficient space shall be provided on-site so that no reverse manoeuvring on to or from a road is needed. b. This requirement shall not apply where vehicular access to any such parking or loading space or spaces is obtained from a service lane. c. Parking and loading spaces must be able to be entered in a forward direction requiring no more than a three-point turn. The manoeuvring space provided shall take into account the type of vehicle anticipated. Loading and manoeuvring areas must be kept clear of obstructions. | Complies | Refer to the Transport Assessment for further details |

Part B: Section 10 – Natural Environment and Heritage

The site does not fall within any scheduled areas, and contains no protected trees or buildings, and is not considered that the site contains any unscheduled significant natural features. Therefore, Section 10 of the MPDP is not assessed.

Part B: Section 11 – Natural Hazards

The site is not subject to natural hazards, as set out within the Infrastructure Report (refer **Appendix 4D**). Therefore, Section 11 of the MPDP is not assessed.